

UNITA2

STOCKPORT TRADING ESTATE

Yew Street, Stockport SK4 2JW

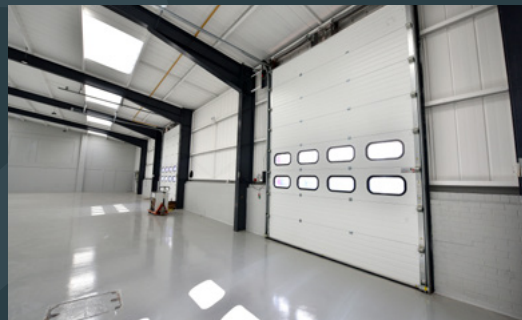


TO LET

FULLY REFURBISHED WAREHOUSE

11,555 SQ FT 1,073.5 SQ M

- 4.5m eaves
- 2 level loading doors
- 18 car parking spaces
- Large secure yard
- 2 storey offices
- 2 EV charging spaces



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Location

Stockport Trading Estate is in an excellent location off Yew Street offering immediate access to Junction 1 of the M60 and in turn the regions motorway network. Local occupiers include Williams BMW and Booker Cash & Carry amongst others Stockport town centre is within 1 mile and Manchester city centre is approximately 5 miles to the north.



Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and the following gross internal floor area has been calculated.

	Sq Ft	Sq M
Warehouse	10,549	980
First Floor Offices	503	46.7
Second Floor Offices	503	46.7
Total	11,555	1,073.5

Terms

The unit is available to let by way of a new flexible full repairing and insuring lease, for a term of years to be agreed.

EPC

The property's EPC is being reassessed following refurbishment. The property currently has an EPC rating of D-91.

Rent

Upon application.

Viewing

For more information please contact the joint agents CBRE or Williams Sillitoe.

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